



Story County Planning and Development
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MEMORANDUM

TO: Story County Board of Supervisors
FROM: Marcus Amman, Planning and Development Planner
RE: Zoning permit and site development plan for proposed addition to Sorem Mfg Co building, [742 West 18th St, Nevada, \(Parcel 1011250180\)](#)
DATE: January 25, 2022

William McBride is proposing a new shop addition at the property under his ownership at [742 West 18th St, Nevada, \(Parcel 1011250180\)](#). This is the existing location of Sorem Manufacturing Co. He also has a building used for personal storage. The addition is planned to add 1,260 square feet (28'X45') and to connect the two buildings on the north side of the property.

The eastern building of the two (54'X72') is rented to Sorem Manufacturing for box storage. Permitting records show it was constructed in 1978. The building to the west (54'X60') is used by McBride for personal storage and woodworking. There are no permitting records for this building. It was constructed in 1983. A third building is located to south, was constructed in 1993, and is 54'X60'. There are also no permitting records for the third building. Staff reviewed all the buildings for conformance with general site planning standards and district requirements (setbacks and height) as part of the site plan review process.

The purpose of the addition is to house equipment with both sides gaining access to the space. Currently there are no public who visit the site and there is no intention of that changing.

The submitted site plan and zoning permit were reviewed for conformance with the following sections in Chapter [86](#) and [88](#) of the Story County Land Development Regulations:

- **86.10 Commercial/Light Industrial District:** All setback and height requirements are met. There is no side setback required in the Commercial/Light Industrial District however existing structures are at minimum 25 feet from the side lot line. This setback will not be further encroached on. Front and rear yard setbacks are also met.
- **88.05 Environmental and Natural Resource Standards:** The applicant will not be disturbing over an acre of area. A stormwater management plan is not required. The applicant has been informed that the acre requirement is cumulative and understands that any additional disturbance may trigger the need for a stormwater management plan. Staff and the applicant have communicated about the county's erosion control requirements regarding temporary and final stabilization and having a concrete washout on site.
- **88.08 Parking and Circulation Standards:** No new parking is proposed. The applicant provided a site plan showing that there are 4 gravel parking spaces on site.
- **88.09 Site Lighting:** The lighting on the buildings are LED and are fully shielded.



- **88.10 Screening of Mechanical Equipment and Refuse Collection Areas:** All refuse collection is located inside of the eastern building.
- **88.11: Minimum Landscaping Standards:** The area of the impervious surface is 1,260 square feet. Our landscaping requirement requires 20% of the total impervious surface to be landscaped. The county also requires one tree for every five parking spaces for parking lots over 10 spaces. The existing landscaping (row of trees on the western lot line and tree on the east side of the Sorem building) meets the requirement of our impervious surface requirement.
- **88.13 Traffic Impact Analysis:** A traffic impact study is not required as less than 100 trips will be generated to the site.
- **Interagency Review:** The permit was routed to county departments. The Environmental Health Department noted that the addition would impact the drain for the eastern building's pit. If the pit was to still be used, the drain would need to be relocated. The applicant indicated that it was not in use. A condition is recommended that pit is filled as part of the addition project.

As the site plan meets all requirements in the Story County Land Development Regulations, Planning and Development staff recommended the board approve the site plan and zoning permit with the condition that the eastern building's pit is filled prior to the issuance of the final zoning permit.

